

Chapter 27.47

I-1 INDUSTRIAL DISTRICT

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This district is for a developing stable or redeveloping area representing light and heavy industrial uses and having a relatively high intensity of use and land coverage. (Ord. 12701 §6; October 2, 1979; prior Ord. 12571 §235; May 8, 1979).

27.47.010 Scope of Regulations.

The regulations set forth in this chapter, or set forth elsewhere in this title when referred to in this chapter, are the I-1 Industrial District regulations. (Ord. 12571 §236; May 8, 1979).

27.47.020 Use Regulations.

(a) General regulations. No building shall be erected, converted, reconstructed, or structurally altered for use as a library, school (except a private school authorized pursuant to Section 27.63.075), hospital, indoor theater, or residence, except for resident watchmen and caretakers or supervisory personnel employed and residing on the premises or as permitted in accordance with Chapter 27.63 of this title. Those special permitted uses in Section 27.47.030 below shall be limited by the restrictions placed thereon.

(b) Permitted uses. Subject to the foregoing, a building or premises may be used for any commercial or industrial purpose not in conflict with any other ordinances or regulations of the City of Lincoln. (Ord. 18438 §1; September 20, 2004; prior Ord. 16909 §1; December 18, 1995: Ord. 15368 §14; December 18, 1989: Ord. 15165 §1; May 1, 1989: Ord. 14728 §1; August 10, 1987: Ord. 13745 §5; January 3, 1984: Ord. 12571 §237; May 8, 1979).

27.47.030 Permitted Special Uses.

A building or premises may be used for the following purposes in the I-1 Industrial District if a special permit for such use has been obtained in conformance with the requirements of Chapter 27.63:

- (a) The refining, distillation or manufacture of:
 - (1) Acids or alcohols;
 - (2) Ammonia, bleach, or chlorine;

- (3) Asphalt, tar, or products made therewith, including roofing or waterproofing;
- (4) Cement, lime, gypsum, or plaster of paris;
- (5) Disinfectants;
- (6) Dyestuffs;
- (7) Fertilizer;
- (8) Glue, sizing, or gelatin;
- (9) Oilcloth, linoleum, or oiled rubber goods;
- (10) Paint, shellac, turpentine, or oils;
- (11) Rubber, gutta-percha, balata, creosote, or products treated therewith;
- (12) Shoe polish;
- (b) The operation of:
 - (1) Bag cleaning works;
 - (2) Blast furnaces, coke ovens, smelting or ore reduction works;
 - (3) Boiler works;
 - (4) Forge;
 - (5) Rock crusher, stone mill, or quarry;
 - (6) Rolling mill;
 - (7) Yeast plant;
- (c) Production, manufacture, distribution, and storage of toxic, radioactive, flammable, or explosive materials, including chemicals and gases, fireworks, and explosives, except that any of the above referenced uses, except fireworks, may be stored or used in connection with a permitted commercial, business, or industrial purpose as allowed by Section 27.47.020(b) as incidental to the referenced permitted use without the requirement of obtaining a special permit;
- (d) Tanning, curing, or storage of raw hides or skins; stockyards or slaughter of animals or fowl; rendering fat; distillation of bones, coal or wood;
- (e) Dumping or reduction of garbage, offal, or dead animals;
- (f) Scrap processing operation, salvage yard, or enclosed disassembly operation in conformance with Section 27.63.500;
- (g) Refining or bulk storage of petroleum or natural gas, or their products;
- (h) The manufacture of acetylene, the transfer of the gas from one container to another, or the storage of the gas in containers having a capacity greater than the equivalent of 1,000 cubic feet at standard temperature and pressure;
- (i) Stores and shops for retail sales and service exceeding 20,000 square feet in floor area;
- (j) Any permitted use which exceeds the maximum height permitted in the district;
- (k) Broadcast towers;
- (l) Outdoor theaters;
- (m) Extraction of sand, gravel, and soil;
- (n) Expansion of nonconforming uses;
- (o) Historic preservation;
- (p) Technical training centers;
- (q) Wind energy conversion systems;
- (r) Temporary shelter for the homeless;
- (s) Health care facilities;
- (t) Early childhood care facilities;
- (u) Limited landfills;
- (v) Race tracks for motorized vehicles;

- (w) Mixed use redevelopment project;
- (x) Sale of alcoholic beverages for consumption on the premises;
- (y) Sale of alcoholic beverages for consumption off the premises;
- (z) Private schools in conformance with Section 27.63.075;
- (aa) Sexually oriented live entertainment establishments. (Ord. 17731 §9; September 25, 2000: prior Ord. 16909 §2; December 18, 1995: Ord. 16884 §1; October 23, 1995: Ord. 16854 §39; August 14, 1995: Ord. 16593 §9; April 11, 1994: Ord. 15368 §15; December 18, 1989: Ord. 15165 §2; May 1, 1989: Ord. 14953 §2; August 22, 1988: Ord. 14905 §2; June 13, 1988: Ord. 14780 §18; November 2, 1987: Ord. 14728 §2; August 10, 1987: Ord. 14185 §14; September 3, 1985: Ord. 14035 §2; January 21, 1985: Ord. 13853 §5; May 21, 1984: Ord. 13588 §18; May 9, 1983: Ord. 12978 §23; August 25, 1980: Ord. 12657 §10; August 6, 1979: Ord. 12571 §238; May 8, 1979).

27.47.035 Permitted Conditional Uses.

A building or premises may be used for the following purposes in the I-1 Industrial District in conformance with the conditions prescribed herein:

- (a) Recycling center, authorized by Chapter 5.41 of the Lincoln Municipal Code:
 - (1) The building area of such center shall not exceed 8,000 square feet;
 - (2) Adequate traffic stacking shall be provided on site as determined by the city;
 - (3) All required parking shall be provided on site;
 - (4) The facility shall not be designed to receive nor shall it accept shipments by semi-trailer trucks;
 - (5) Construction and operation of such center shall comply with all applicable health and fire codes.
- (b) Vehicle body repair shop:
 - (1) All salvage material including vehicles being salvaged shall be kept inside a building;
 - (2) All vehicles stored outside a building shall be repaired to an operating state within thirty days;
 - (3) All vehicles stored outside a building waiting repair shall be screened in accordance with the screening requirements for salvage and scrap processing operations;
 - (4) Construction and operation of such shop shall comply with all applicable health and fire codes;
 - (5) Vehicle body repair shops lawfully existing on the effective date of this ordinance shall have until January 1, 1987 to be brought into compliance with conditions (1), (2), (3), and (4) above.
- (c) Church:
 - (1) The church shall develop an emergency response plan to the satisfaction of the Health Department, both written and drawn, including a house-in-place scenario and an off-site evacuation. The Health Department may provide technical assistance in this matter.
 - (2) The church shall, within 48 hours of becoming aware that quantities of hazardous materials requiring a permit under Section 19.03.100 of the Lincoln Municipal Code are being stored, transported, dispensed, used, or handled on property within 300 feet of the building area being used for the church, notify the Health Department of such condition. Following such notification, the church shall, in cooperation and consultation with the Health Department, attempt to work with the owner of property upon which such hazardous materials are being stored, transported, dispensed, used or handled to arrive at a means to assure the health, safety, and welfare

of persons using the church's property. The church shall further cooperate with the Health Department in determining measures which may be taken on the church's property to protect the health safety, and welfare of persons using the church's property, including, but not limited to, establishment of training programs for employees to assure detection of hazardous materials and evacuation of the premises, installation of filtration systems in the HVAC system of the building, or other precautionary measures.

(3) The electrical breaker switch of the heating, ventilation and air conditioning (HVAC) system shall be clearly marked and readily accessible at all times to the church's staff or the church shall equip the building with not more than two emergency shut-off switches so the HVAC system can be immediately shut down in the case of a hazardous chemical spill in the area to the satisfaction of the Health Department. The shut-off switch shall be located so that it is easily accessible at all times to the church's staff. The church's staff shall be trained on how to locate and operate the electrical breaker switch or the emergency shut-off switch. (Ord. 18438 §2; September 20, 2004; prior Ord. 16822 §2; July 10, 1995: Ord. 14185 §15; September 3, 1985: Ord. 13700 §3; September 26, 1983).

27.47.040 Accessory Uses.

Accessory uses permitted in the I-1 Industrial District are accessory buildings and uses customarily incident to the permitted uses, except that early childhood care facilities and schools are not a permitted accessory use to a church in the I-1 Industrial District. (Ord. 18438 §3; September 20, 2004; prior Ord. 12571 §239; May 8, 1979).

27.47.050 Parking Regulations.

All parking within the I-1 Industrial District shall be regulated in conformance with the provisions of Chapter 27.67. (Ord. 12571 §240; May 8, 1979).

27.47.055 Pedestrian Circulation Regulations.

Construction of on-site pedestrian circulation sidewalk systems shall be regulated in conformance with the provisions of Section 27.81.010. (Ord. 18687 §20; March 20, 2006).

27.47.060 Sign Regulations.

Signs within the I-1 Industrial District shall be regulated in conformance with the provisions of Chapter 27.69. (Ord. 12571 §241; May 8, 1979).

27.47.065 Grading and Land Disturbance Regulations.

Grading and land disturbance within the I-1 Industrial District shall be regulated in conformance with the provisions of Chapter 27.81. (Ord. 17618 §25; February 22, 2000.)

27.47.070 Height and Area Regulations.

The maximum height and minimum lot requirements within the I-1 Industrial District shall be as follows:

(a) The required front yard shall be fifteen feet except that on lots developed with buildings on the effective date of this title, the front yard shall be none except where the frontage on one side of a street between two intersecting streets is located partly in the I-1 Industrial District and partly in a district that requires a front yard, in which case the front yard requirements of the adjacent

district shall apply to the I-1 Industrial District from the place where it abuts the other district to the next intersecting street, or for 300 feet, whichever is less.

(b) There shall be no required side and rear yards except when a side or rear yard abuts a residential district, in which case there shall be a required yard of twenty feet or ten percent of the lot width, whichever is less, provided the yard shall not be reduced to less than five feet, and it shall be screened in conformance with the landscape design standards of the City of Lincoln.

(c) The maximum height in the district shall be seventy-five feet.

(d) Accessory buildings shall not extend into any required yard.

(e) Dwellings existing in this district on the effective date of this title shall be considered nonstandard uses in conformance with the provisions of Chapter 27.61.

(f) There shall be a required front yard on each street side of a double frontage lot.

(g) There shall be a required front yard on each street side of a corner lot; provided, however, that the buildable width of a lot of record on November 2, 1953, need not be reduced to less than twenty-eight feet except where necessary to provide a required side yard of not less than five feet in place of one of the required front yards.

(h) The required front yard shall be entirely devoted to landscaped area except for necessary paving of walkways and driveways to reach parking and loading areas, and provided, further, that any driveways in the front yard shall be substantially perpendicular to the street and shall not be wider than thirty feet. (Ord. 18687 §21; March 20, 2006; prior Ord. 12571 §242; May 8, 1979).